

ORDINANCE NO. 833

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE FOLLOWING DESCRIBED TRACTS OF LAND IN THE FOLLOWING MANNER, TO-WIT: TRACTS 1 AND 2 FROM PLANNED DEVELOPMENT DISTRICT 10 TO LOCAL RETAIL-2 DISTRICT: BEING A TRACT OF LAND SITUATED IN THE ROBERT J. WEST SURVEY, ABSTRACT NO. 1576, CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF VALLEY VIEW LANE, (A 100 FT. R.O.W.) SAID POINT BEING N. 89° 54' W, A DISTANCE OF 150.00 FEET FROM THE INTERSECTION OF THE WEST LINE OF JOSEY LANE (A 100 FT. R.O.W.) WITH THE NORTH LINE OF VALLEY VIEW LANE, A POINT FOR CORNER; THENCE, N. 89° 54' W., ALONG THE SAID NORTH LINE OF VALLEY VIEW LANE, A DISTANCE OF 695.00 FEET TO A POINT FOR CORNER; THENCE, N. 0° 06' E., LEAVING THE SAID NORTH LINE OF VALLEY VIEW LANE, A DISTANCE OF 125.00 FEET TO A POINT FOR CORNER; THENCE, N. 89° 54' W., A DISTANCE OF 300.00 FEET TO A POINT FOR CORNER; THENCE, S. 0° 06' W., A DISTANCE OF 125.00 FEET TO A POINT ON THE SAID NORTH LINE OF VALLEY VIEW LANE A POINT FOR CORNER; THENCE, N. 89° 54' W., ALONG THE SAID NORTH LINE OF VALLEY VIEW LANE, A DISTANCE OF 164.94 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11° 13' AND A RADIUS OF 1,046.62 FEET, A POINT FOR CORNER; THENCE, AROUND SAID CURVE A DISTANCE OF 204.89 FEET TO THE END OF SAID CURVE, A POINT FOR CORNER; THENCE, N. 89° 54' W., ALONG THE SAID NORTH LINE OF VALLEY VIEW LANE, A DISTANCE OF 83.32 FEET TO A POINT FOR CORNER; THENCE, N. 0° 49' W., LEAVING THE SAID NORTH LINE OF VALLEY VIEW LANE, A DISTANCE OF 125.00 FEET TO A POINT FOR CORNER; THENCE, N. 89° 54' W., A DISTANCE OF 125.00 FEET TO A POINT ON THE EAST LINE OF TOM FIELD ROAD (A 50 FT. R.O.W.) A POINT FOR CORNER; THENCE, N. 0° 49' W., ALONG THE SAID EAST LINE OF TOM FIELD ROAD, A DISTANCE OF 251.80 FEET TO A POINT FOR CORNER; THENCE, N. 89° 24' E., LEAVING THE SAID EAST LINE OF TOM FIELD ROAD,



A DISTANCE OF 161.59 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 23° 00' AND A RADIUS OF 380.97 FEET, A POINT FOR CORNER; THENCE, AROUND SAID CURVE A DISTANCE OF 152.93 FEET TO THE END OF SAID CURVE, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 23° 42' AND A RADIUS OF 405.11 FEET A POINT FOR CORNER; THENCE, AROUND SAID CURVE A DISTANCE OF 167.57 FEET TO THE END OF SAID CURVE A POINT FOR CORNER; THENCE, S. 89° 54' E., A DISTANCE OF 560.00 FEET TO A POINT FOR CORNER; THENCE, N. 63° 57' E., A DISTANCE OF 340.34 FEET TO A POINT FOR CORNER; THENCE, S. 89° 54' E., A DISTANCE OF 390.00 FEET TO A POINT ON THE WEST LINE OF JOSEY LANE, A POINT FOR CORNER; THENCE, S. 0° 09' W., ALONG THE SAID WEST LINE OF JOSEY LANE A DISTANCE OF 425.00 FEET TO A POINT FOR CORNER; THENCE, N. 89° 54' W., LEAVING THE SAID WEST LINE OF JOSEY LANE, A DISTANCE OF 150.00 FEET TO A POINT FOR CORNER; THENCE, S. 0° 09' W., A DISTANCE OF 150.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 16.616 ACRES OF LAND; TRACT 5 FROM PLANNED DEVELOPMENT DISTRICT NO. 10 TO OFFICE DISTRICT: BEING A TRACT OF LAND SITUATED IN THE ROBERT J. WEST SURVEY, ABSTRACT NO. 1576, CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF JOSEY LANE (A 100 FT. R.O.W.), SAID POINT BEING N. 0° 09' E., A DISTANCE OF 575.00 FEET FROM THE INTERSECTION OF THE NORTH LINE OF VALLEY VIEW LANE (A 100 FT. R.O.W.) WITH THE WEST LINE OF JOSEY LANE, A POINT FOR CORNER; THENCE, N. 89° 54' W., LEAVING THE SAID WEST LINE OF JOSEY LANE, A DISTANCE OF 390.00 FEET TO A POINT FOR CORNER; THENCE, N. 0° 06' E., A DISTANCE OF 25.00 FEET TO A POINT FOR CORNER; THENCE, N. 63° 57' E., A DISTANCE OF 44.53 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 43° 32' AND A RADIUS OF 191.44 FEET, A POINT FOR CORNER; THENCE, AROUND SAID CURVE A DISTANCE OF 145.46 FEET TO THE END OF SAID CURVE A POINT FOR CORNER; THENCE, S. 89° 54' E., A DISTANCE OF 255.00 FEET TO A POINT ON THE WEST LINE OF JOSEY LANE, A POINT FOR CORNER; THENCE, S. 0° 09' W., ALONG THE SAID WEST LINE OF JOSEY LANE, A



DISTANCE OF 150.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.092 ACRES OF LAND; TRACTS 6, 7, 8 AND 9 FROM PLANNED DEVELOPMENT DISTRICT NO. 10 TO LOCAL RETAIL-1, WITH SPECIFIC USE PERMIT FOR A RESTAURANT WITHOUT DRIVE-IN SERVICE: TRACT 6. BEING A TRACT OF LAND SITUATED IN THE ROBERT J. WEST SURVEY, ABSTRACT NO. 1576, CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF VALLEY VIEW LANE (A 100 FT. R.O.W.) WITH THE WEST LINE OF JOSEY LANE (A 100 FT. R.O.W.) A POINT FOR CORNER; THENCE, N. 89° 54' W., ALONG THE SAID NORTH LINE OF VALLEY VIEW LANE, A DISTANCE OF 150.00 FEET TO A POINT FOR CORNER; THENCE, N. 0° 09' E., LEAVING THE SAID NORTH LINE OF VALLEY VIEW LANE, A DISTANCE OF 150.00 FEET TO A POINT FOR CORNER; THENCE, S. 89° 54' E., A DISTANCE OF 150.00 FEET TO A POINT ON THE WEST LINE OF JOSEY LANE, A POINT FOR CORNER; THENCE S. 0° 09' W., ALONG SAID WEST LINE OF JOSEY LANE, A DISTANCE OF 150.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.517 ACRES OF LAND; TRACT 7 AND 8. BEING A TRACT OF LAND SITUATED IN THE ROBERT J. WEST SURVEY, ABSTRACT NO. 1576, CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF VALLEY VIEW LANE (A 100 FT. R.O.W.) SAID POINT BEING N. 89° 54' W., A DISTANCE OF 845.00 FEET FROM THE INTERSECTION OF THE WEST LINE OF JOSEY LANE (A 100 FT. R.O.W.) WITH THE NORTH LINE OF VALLEY VIEW LANE, A POINT FOR CORNER; THENCE, N. 89° 54' W., ALONG THE SAID NORTH LINE OF VALLEY VIEW LANE A DISTANCE OF 300.00 FEET TO A POINT FOR CORNER; THENCE, N. 0° 06' E., LEAVING THE SAID NORTH LINE OF VALLEY VIEW LANE, A DISTANCE OF 125.00 FEET TO A POINT FOR CORNER; THENCE, S. 89° 54' E., A DISTANCE OF 300.00 FEET TO A POINT FOR CORNER; THENCE, S. 0° 06' W., A DISTANCE OF 125.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.861 ACRES OF LAND; TRACT 9. BEING A TRACT OF LAND SITUATED IN THE ROBERT J. WEST SURVEY, ABSTRACT NO. 1576, CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF TOM



FIELD ROAD (A 50 FT. R.O.W.) WITH THE NORTH LINE OF VALLEY VIEW LANE, A POINT FOR CORNER; THENCE, N. 0° 49' W., ALONG THE SAID EAST LINE OF TOM FIELD ROAD, A DISTANCE OF 125.00 FEET TO A POINT FOR CORNER; THENCE, S. 89° 54' E., LEAVING THE SAID EAST LINE OF TOM FIELD ROAD, A DISTANCE OF 125.00 FEET TO A POINT ON THE THENCE, S. 0° 49' E., A DISTANCE OF 125.00 FEET TO A POINT FOR CORNER; THENCE, N. 89° 54' W., ALONG THE SAID NORTH LINE OF VALLEY VIEW LANE, A DISTANCE OF 125.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.359 ACRES OF LAND; PROVIDING FOR THE USE OF SUCH PROPERTY AS ZONED HEREIN; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

WHEREAS, the City Plan Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State law with reference to the granting of changes of zoning under the zoning ordinance regulations and zoning map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said changes of zoning should be granted, subject to the conditions set out herein; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended by amending the Zoning Map of the City of Farmers Branch to change the zoning on the following described tracts of Planned Development District No. 10 to the zoning classifications hereafter indicated, to-wit:



Tracts 1 and 2 to be changed from Planned Development District No. 10 to Local Retail-2, said tracts being described as follows:

BEING a tract of land situated in the Robert J. West Survey, Abstract No. 1576, City of Farmers Branch, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point on the North line of Valley View Lane, (a 100 ft. R.O.W.), said point being N. 89° 54' W., a distance of 150.00 feet from the intersection of the West line of Josey Lane (a 100 ft. R.O.W.) with the North line of Valley View Lane, a point for corner;

THENCE, N. 89° 54' W., along the said North line of Valley View Lane, a distance of 695.00 feet to a point for corner;

THENCE, N. 0° 06' E., leaving the said North line of Valley View Lane, a distance of 125.00 feet to a point for corner;

THENCE, N. 89° 54' W., a distance of 300.00 feet to a point for corner;

THENCE, S. 0° 06' W., a distance of 125.00 feet to a point on the said North line of Valley View Lane a point for corner;

THENCE, N. 89° 54' W., along the said North line of Valley View Lane, a distance of 164.94 feet to the beginning of a curve to the left having a central angle of 11° 13' and a radius of 1,046.62 feet, a point for corner;

THENCE, around said curve a distance of 204.89 feet to the end of said curve, a point for corner;

THENCE, N. 89° 54' W., along the said North line of Valley View Lane, a distance of 83.32 feet to a point for corner;

THENCE, N. 0° 49' W., leaving the said North line of Valley View Lane, a distance of 125.00 feet to a point for corner;

THENCE, N. 89° 54' W., a distance of 125.00 feet to a point on the East line of Tom Field Road (a 50 ft. R.O.W.) a point for corner;

THENCE, N. 0° 49' W., along the said East line of Tom Field Road, a distance of 251.80 feet to a point for corner;

THENCE, N. 89° 24' E., leaving the said East line of Tom Field Road, a distance of 161.59 feet to the beginning of a curve to the left having a central angle of 23° 00' and a radius of 380.97 feet, a point for corner;

THENCE, around said curve a distance of 152.93 feet to the end of said curve, said point being the beginning of a curve to the right having a central angle of 23° 42' and a radius of 405.11 feet to a point for corner;



THENCE, around said curve a distance of 167.57 feet to the end of said curve a point for corner;

THENCE, S. 89° 54' E., a distance of 560.00 feet to a point for corner;

THENCE, N. 63° 57' E., a distance of 340.34 feet to a point for corner;

THENCE, S. 89° 54' E., a distance of 390.00 feet to a point on the West line of Josey Lane, a point for corner;

THENCE, S. 0° 09' W., along the said West line of Josey Lane a distance of 425.00 feet to a point for corner;

THENCE, N. 89° 54' W., leaving the said West line of Josey Lane, a distance of 150.00 feet to a point for corner;

THENCE, S. 0° 09' W., a distance of 150.00 feet to the place of beginning and containing 16.616 acres of land.

Tract 5 to be changed from Planned Development District No. 10 to Office District classification:

BEING a tract of land situated in the Robert J. West Survey, Abstract No. 1576, City of Farmers Branch, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point on the West line of Josey Lane (a 100 ft. R.O.W.), said point being N. 0° 09' E., a distance of 575.00 feet from the intersection of the North line of Valley View Lane (a 100 ft. R.O.W.) with the West line of Josey Lane, a point for corner;

THENCE, N. 89° 54' W., leaving the said West line of Josey Lane, a distance of 390.00 feet to a point for corner;

THENCE, N. 0° 06' E., a distance of 25.00 feet to a point for corner;

THENCE, N. 63° 57' E., a distance of 44.53 feet to the beginning of a curve to the Left having a central angle of 43° 32' and a radius of 191.44 feet, a point for corner;

THENCE, around said curve a distance of 145.46 feet to the end of said curve a point for corner;

THENCE, S. 89° 54' E., a distance of 255.00 feet to a point on the West line of Josey Lane, a point for corner;

THENCE, S. 0° 09' W., along the said West line of Josey Lane, a distance of 150.00 feet to the place of beginning and containing 1.092 acres of land.

Tracts 6, 7, 8 and 9 to be changed from Planned Development District No. 10 to Local Retail-1, with specific use permit for Restaurant without drive-in service:

Tract 6. BEING a tract of land situated in the Robert J. West Survey, Abstract No. 1576, City of Farmers Branch,



Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the North line of Valley View Lane (a 100 ft. R.O.W.) with the West line of Josey Lane (a 100 ft. R.O.W.), a point for corner;

THENCE, N. 89° 54' W., along the said North line of Valley View Lane, a distance of 150.00 feet to a point for corner;

THENCE, N. 0° 09' E., leaving the said North line of Valley View Lane, a distance of 150.00 feet to a point for corner;

THENCE, S. 89° 54' E., a distance of 150.00 feet to a point on the West line of Josey Lane, a point for corner;

THENCE, S. 0° 09' W., along the said West line of Josey Lane, a distance of 150.00 feet to the place of beginning and containing 0.517 acres of land.

Tract 7 and 8. BEING a tract of land situated in the Robert J. West Survey, Abstract No. 1576, City of Farmers Branch, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point on the North line of Valley View Lane (a 100 ft. R.O.W.), said point being N. 89° 54' W., a distance of 345.00 feet from the intersection of the West line of Josey Lane (a 100 ft. R.O.W.) with the North line of Valley View Lane, a point for corner;

THENCE, N. 89° 54' W., along the said North line of Valley View Lane a distance of 300.00 feet to a point for corner;

THENCE, N. 0° 06' E., leaving the said North line of Valley View Lane, a distance of 125.00 feet to a point for corner;

THENCE, S. 89° 54' E., a distance of 300.00 feet to a point for corner;

THENCE, S. 0° 06' W., a distance of 125.00 feet to the place of beginning and containing 0.861 acres of land.

Tract 9. BEING a tract of land situated in the Robert J. West Survey, Abstract No. 1576, City of Farmers Branch, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the point of intersection of the East line of Tom Field Road (a 50 ft. R.O.W.) with the North line of Valley View Lane, a point for corner;

THENCE, N. 0° 49' W., along the said East line of Tom Field Road, a distance of 125.00 feet a point for corner;

THENCE, S. 89° 54' E., leaving the said East line of Tom Field Road, a distance of 125.00 feet to a point for corner;

THENCE, S. 0° 49' E., a distance of 125.00 feet to a point on the North line of Valley View Lane, a point for corner;



THENCE, N. 89° 54' W., along the said North line of Valley View Lane, a distance of 125.00 feet to the place of beginning and containing 0.359 acres of land.

SECTION 2. That the zoning granted herein is subject to the following special conditions, to-wit:

ALH  
Prior to the issuance of any certificate of occupancy on any of the area herein zoned, the developer shall extend Golfing Green Drive from Josey Lane to Tom Field Road and shall plat D-1, two family dwelling lots, or R-3, single family dwelling lots, along the South side of said Golfing Green Drive, as extended.

SECTION 3. That the above described tracts of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended, and as amended herein.

SECTION 4. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed Two Hundred Dollars (\$200.00) for each offense.

SECTION 5. Whereas, it appears that the above described property requires that it be given the above zoning classifications in order to permit its proper development, and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch, and creates an urgency and an emergency in the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage, and publication of the caption of said ordinance, as the law in such cases provides.

DULY PASSED by the City Council of the City of Farmers Branch, Texas, on the 17 day of November, 1969.

APPROVED:

Berry L. Ginn  
MAYOR

APPROVED AS TO FORM:

H. Louis Nichols  
CITY ATTORNEY

DULY RECORDED:

Beth Anne Davis  
CITY SECRETARY